



VINCENT JAMES
ESTATE AGENTS

43 ARNOLD COURT, WINNINGTON
VILLAGE,
NORTHWICH, CW8 4UB
£335,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED family home located on the ever popular WINNINGTON VILLAGE development. Built by Morris Homes the accommodation includes: Hallway, WC, Lounge, Kitchen Diner and Utility Room to the ground floor and FOUR BEDROOMS, bathroom & ensuite to the first floor. Externally there are front and rear gardens, off road parking and DETACHED GARAGE. ***NO CHAIN***

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Entrance Hallway

Accessed via front entrance door. Door to WC. Doors to Lounge & Kitchen Diner. Storage Cupboard.

Lounge

18'2 x 10'6



Double glazed window to the front elevation. Double glazed French doors to the rear elevation. Feature freestanding Wood Burning stove.

WC

Low level WC and wash hand basin. Radiator. Double glazed window to the front elevation.

Kitchen Diner

18'2 x 9'6



Fitted with with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer. Integrated Dishwasher and Fridge Freezer. Inset high level oven. Inset hob with extractor fan above. Radiator. Double glazed window to the front elevation. Two double glazed windows to the front elevation. Opening to Utility Room.

Utility Room

8'9 x 4'7



Cupboard with worksurface above. Integrated Washing Machine. Inset sink. Cupboard housing boiler. Double glazed access door to the side elevation.

Landing

Double glazed window to the rear elevation. Doors to bedrooms and bathroom.

Master Bedroom

9'6 x 9'2



Double glazed window to the front elevation. Double glazed window to the side elevation. Radiator. Fitted wardrobes.

Ensuite

8'5 x 4'7



Low level WC, wash hand basin and shower cubicle. Double glazed window to the side elevation. Radiator.

Bedroom Three

10'9 x 8'1



Double glazed window to the rear elevation. Radiator. Cupboard housing hot water tank.

Bedroom Two

10'8 x 9'8



Double glazed window to the front elevation. Radiator.

Bedroom Four

8'5 x 7'4



Double glazed window to the front elevation. Radiator.

Bathroom

6'6 x 5'5



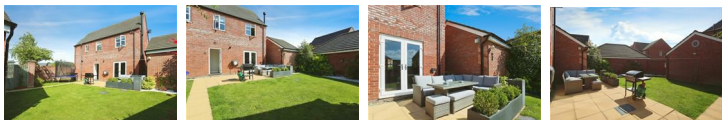
Low level WC, wash hand basin and panelled bath.
Double glazed window to the rear elevation. Radiator.

Externally - Front & Side



Bordered by a hedge, with planting borders and gravel

Externally - Rear



Enclosed garden with paved patio leading to lawned garden.

Garage

Up and over door. Power & Light.

Extra Information

Tenure: Freehold

Term: N/A

Ground Rent: N/A

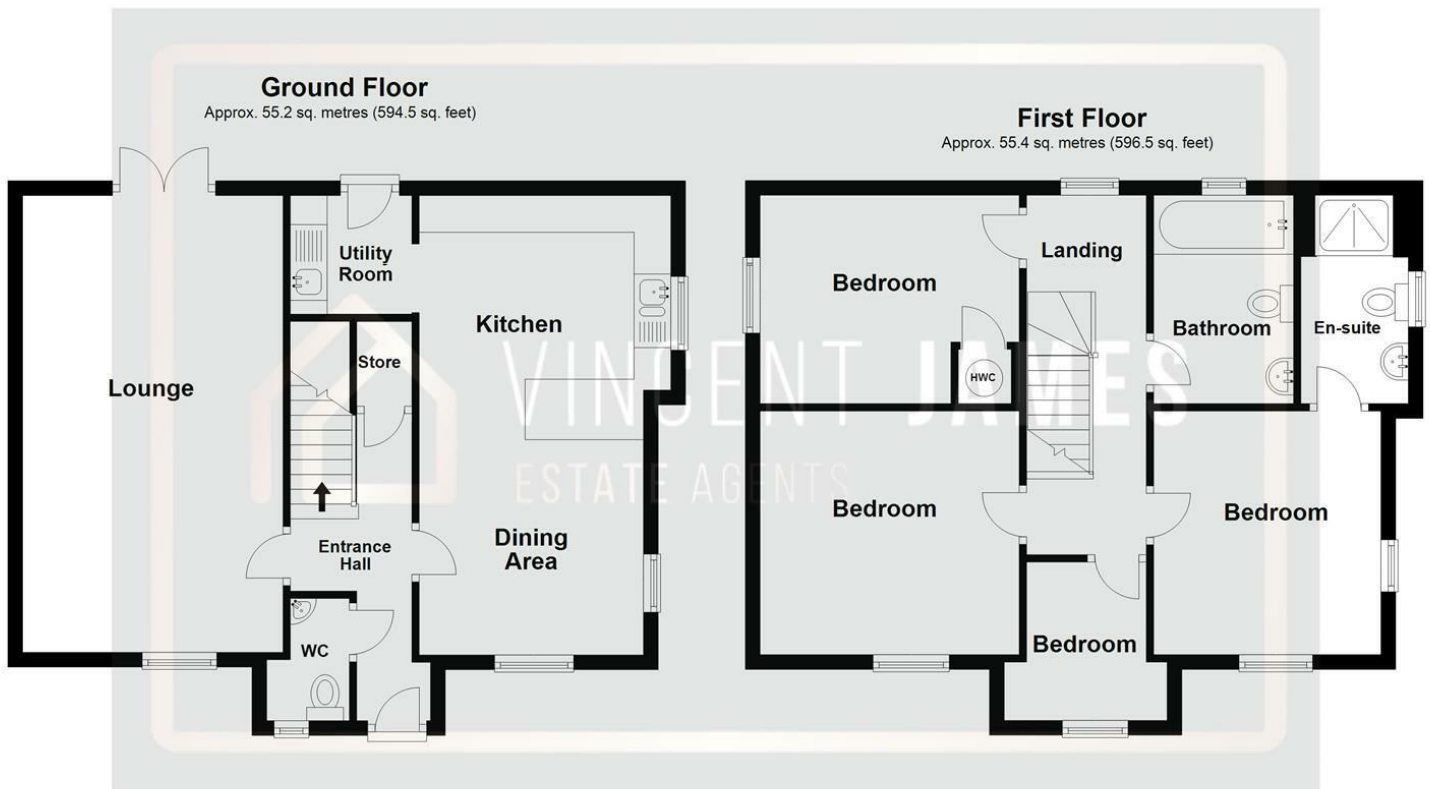
Service Charge: £90.48 per year

Service Charge Review Period: TBC

Council Tax Band: E

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.



Total area: approx. 110.6 sq. metres (1191.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		81	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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